018.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	712,500 / 712,500
					USE VALUE:	712,500 / 712,500
					ASSESSED:	712,500 / 712,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		COLONIAL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWANSTROM LILLIAN T/ TRUSTEE
Owner 2:	SWANSTROM REALTY TRUST
Owner 3:	
Street 1:	69 COLONIAL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1383 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6175.000	198,000		514,500	712,500
Total Card	0.142	198,000		514,500	712,500
Total Parcel	0.142	198,000		514,500	712,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.18 | /Parcel: 515.18

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 13050

GIS Ref

GIS Ref

Insp Date 11/01/17

!1553!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	198,000	0	6,175.	514,500	712,500		Year end	12/23/2021
2021	101	FV	191,400	0	6,175.	514,500	705,900		Year End Roll	12/10/2020
2020	101	FV	191,400	0	6,175.	514,500	705,900	705,900	Year End Roll	12/18/2019
2019	101	FV	160,600	0	6,175.	665,800	826,400	826,400	Year End Roll	1/3/2019
2018	101	FV	160,600	0	6,175.	423,700	584,300	584,300	Year End Roll	12/20/2017
2017	101	FV	160,600	0	6,175.	387,400	548,000	548,000	Year End Roll	1/3/2017
2016	101	FV	160,600	0	6,175.	314,700	475,300	475,300	Year End	1/4/2016
2015	101	FV	150,900	0	6,175.	314,700	465,600	465,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:10:23

LAST REV

Date	Time
03/29/19	09:08:36
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 1553

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWANSTROM HERBE	1156-171		6/11/1996		99	No	No		Herbert Edwin Swantrom dod 6/3/2017.

USER DEFINED

Prior Id # 1:	13050
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2011	297	Siding	6,000					REPLACE SECTIONS O
5/31/2002	433	Addition	40,000	O		G4	GR FY04	ROOM ADDED TO REAR

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2017	Meas/Inspect	BS	Barbara S
1/29/2009	Meas/Inspect	336	PATRIOT
10/5/1999	Meas/Inspect	264	PATRIOT
10/18/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6175		Sq. Ft.	Site		0	85.	0.98	2									514,461						514,500	

Total AC/HA:	0.14176	Total SF/SM:	6175	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	514,461	Spl Credit		Total:	514,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT. BLUE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:	F - Formaldehyd	15.	%
Economic:			%
Special:			%
Override:			%
	Total:	41.35	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99643499
Adj $ / SQ:	147.971
Other Features:	75486
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337657
Depreciation:	139621
Depreciated Total:	198036

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

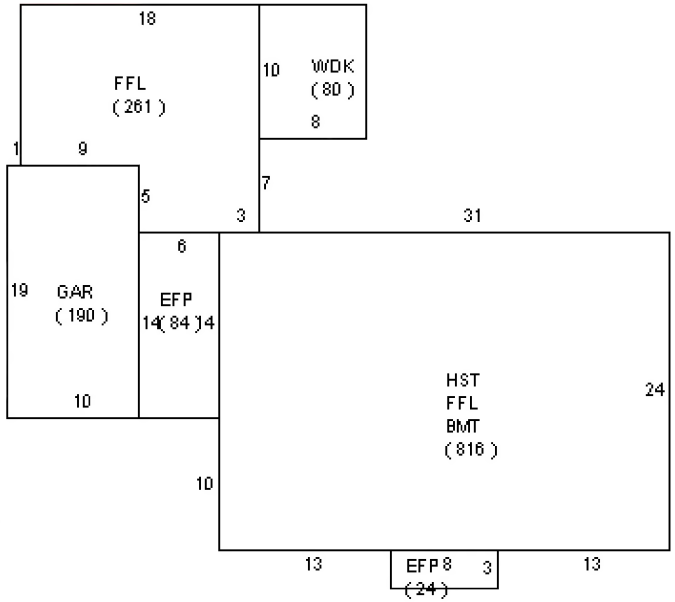
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	147.97
Special Features:	0	Val/Su Net:	73.91
Final Total:	198000	Val/Su SzAd	133.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,077	147.970	159,364
BMT	Basement	816	44.390	36,223
HST	Half Story	408	133.170	54,335
GAR	Garage	190	28.060	5,331
EFP	Enclos Porch	108	52.250	5,643
WDK	Deck	80	15.940	1,275

Net Sketched Area:	2,679	Total:	262,171
Size Ad	1485	Gross Area	3087	FinArea	1383
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	25		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

018.0-0006-0007.0

IMAGE

AssessPro Patriot Properties, Inc